

KNOW ALL MEN BY THESE PRESENTS, That ALOIS P. HAKENWERTH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN M. CAPELL and JEAN CAPELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Easterly corner of Lot 10 in Block 27 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence in a Northwesterly direction along the Westerly line of Third Street, 38 feet; thence Southwesterly parallel with Grant Street, 70 feet; thence Southeasterly parallel with Third Street, 38 feet to the Northerly line of Grant Street; thence Northwesterly along the Northerly line of Grant Street, 70 feet to the point of beginning; being a part of Lots 9 and 10 in said Block and Addition.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,900.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS NOT SUBJECT TO ANY OTHER PROPERTY INTEREST, INCLUDING BUT NOT LIMITED TO, MORTGAGES, EASEMENTS, OR OTHER INTERESTS, AND THAT THE GRANTOR HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of June, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Alois P. Hakenwerth
ALOIS P. HAKENWERTH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 25, 1987

Personally appeared the above named
ALOIS P. HAKENWERTH

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
June 25, 1987

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

ALOIS P. HAKENWERTH
1248 Kane St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

BRIAN M. CAPELL and JEAN CAPELL
4510 E. Hightree Circle
Anaheim, CA 92807
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of June, 1987, at 11:05 o'clock A.M., and recorded in book M87 on page 11302 or as file/reel number 76262.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$10.00